

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WALNUT ST, ARLINGTON

OWNERSHIP

Owner 1:	ROGARIS PETER J & CHRISTOS			
Owner 2:				
Owner 3:				
Street 1:	80 RICHMOND RD			
Street 2:				
Twn/City:	BELMONT			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02478		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Crtry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 15,750 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1966, having primarily Brick Exterior and 14662 Square Feet, with 16 Units, 16 Baths, 0 3/4 Bath, 0 HalfBath, 62 Rooms, and 31 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
112	Apts. 8 Plus		15750		Sq. Ft.	Site
112	Apts. 8 Plus		16		No. of Un	Site

Total AC/HA:	0.36157	Total SF/SM:	15750	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc:	APT AVG		Total:	968,000	Spl Credit		Total:	968,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	15750.000	1,449,200	9,600	968,000	2,426,800
Total Card	0.362	1,449,200	9,600	968,000	2,426,800
Total Parcel	0.362	1,449,200	9,600	968,000	2,426,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		165.51	/Parcel: 165.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	1,386,400	9600	15,750.	880,000	2,276,000	2,276,000	Year End Roll	12/18/2019
2019	112	FV	1,149,900	10100	15,750.	880,000	2,040,000	2,040,000	Year End Roll	1/3/2019
2018	112	FV	1,149,900	10100	15,750.	880,000	2,040,000	2,040,000	Year End Roll	12/20/2017
2017	112	FV	992,200	10100	15,750.	720,000	1,722,300	1,722,300	Year End Roll	1/3/2017
2016	112	FV	992,200	10100	15,750.	720,000	1,722,300	1,722,300	Year End	1/4/2016
2015	112	FV	874,000	10400	15,750.	608,000	1,492,400	1,492,400	Year End Roll	12/11/2014
2014	112	FV	874,000	10400	15,750.	608,000	1,492,400	1,492,400	Year End Roll	12/16/2013
2013	112	FV	913,100	10400	15,750.	608,000	1,531,500	1,531,500		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
3/28/2013	Meas/Inspect	JBS	JOHN S
3/4/2009	Measured	197	PATRIOT
5/11/2000	Measured	197	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	264	PATRIOT
10/23/1998		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
000						968,000	
968,000	Spl Credit				Total:	968,000	

apro

Database: AssessPro - FY2021

2021

EXTERIOR INFORMATION

Type:	83	- Apt- Garden
Sty Ht:	3	- 3 Story
(Liv) Units:	16	Total: 16
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	7	- Brick
Sec Wall:		%
Roof Struct:	4	- Flat
Roof Cover:	4	- Tar & Gravel
Color:	BRICK	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1966	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	6000	A	AV	1980	2.33	T	31.2	112			9,600			9,600